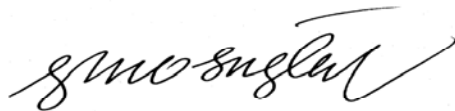


TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on August 11, 2004, at the North Tahoe Conference Center, 8318 North Lake Blvd., Kings Beach, CA. The agenda for the meeting is attached hereto and made a part of this notice.

August 4, 2004

A handwritten signature in black ink, appearing to read "John Singlaub", with a stylized flourish at the end.

John Singlaub
Executive Director

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

North Lake Tahoe Conference Center
8318 North Lake Blvd.
Kings Beach, CA 96143

Aug 11, 2004
9:30 a.m.

All items on this agenda are action items unless otherwise noted.

AGENDA

- I. CALL TO ORDER AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Advisory Planning Commission on any agenda item not listed as a Public Hearing or a Planning Matter item, or on any other issue, may do so at this time. However, public comment on Public Hearing and Planning Matter items will be taken at the time those agenda items are heard.

NOTE: THE ADVISORY PLANNING COMMISSION IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

- IV. DISPOSITION OF MINUTES
- V. PUBLIC HEARINGS

- A) Amendment of Plan Area Statement 110, South "Y", to Annex APN 32-191-05 from the General Area into Special Area #2, and other matters properly relating thereto; [Page 1](#)

- VI. PLANNING MATTERS

- A) Lakeside Trail Phase IV, Commons Beach to Grove Street [Page 17](#)
- B) Overview of Lake Tahoe Basin Regional Transportation Plan 0004-2027- Final Draft [Page 21](#)

- VII. REPORTS

- A. Executive Director
- B. Legal Counsel
- C. APC Members

- VIII. ADJOURNMENT

TRPA ADVISORY PLANNING COMMISSION

Tahoe Regional Planning Agency
Stateline, Nevada

July 14, 2004
9:30 a.m.

MEETING MINUTES

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Members Present: Alice Baldrica, Kevin Cole, Bill Combs, Richard Harris, Robert Jepsen, Doug Smith (for Lauri Kemper), Eva Krause, Gary Marchio, Ron McIntyre, Mimi Moss, Joe Oden, Lee Plemel, Leo Poppoff, Mike Riley, Jane Schmidt, Alan Tolhurst

II. APPROVAL OF AGENDA

Moved by Ms. Baldrica
Motion Carried
Vote: Unanimous

III. PUBLIC INTEREST COMMENTS

None

IV. DISPOSITION OF MINUTES

Moved by Ms. Baldrica
Motion Carried
Vote: Unanimous

V. PUBLIC HEARINGS

- A) Amendments of Chapter 4 & 71 to Exempt Activities Authorized Pursuant to Delegation MOUs for Tree Removal and Other Matters Properly Related Thereto;

John Marshall presented this amendment. This is a clean up item to provide the mechanism for exempting permits issued by local qualified agencies for tree removal.

Member comments and concerns:

Member concerns were whether this was just for defensible space or other things like dead trees and whether this was tree removal that pertains to fire safety only. It was also suggested that the public should be educated on where to go to receive these permits and whether there is a need for a definition for this or does the MOU take care of it.

No Public Comment

Mr. Jepson moved to approve

Motion Carried.

Vote: Unanimous

- B) 90-day Circulation and Comment Period for the Draft Environmental Impact Statement (DEIS) for the Lake Tahoe Shorezone Ordinance Amendments;

Coleen Shade presented how to navigate through the document. The document is organized by thresholds. Each chapter has the status of baseline (the existing condition), current trends and identifies the impacts and mitigations of these alternatives. It is also available on the TRPA website and on the TIMS (Tahoe Integrated Information Management System) site. People can get a copy of it at various libraries at Lake Tahoe or they can purchase a CD from TRPA for \$20.

Member comments and concerns:

- 1) A copy be provided to the Kings Beach library.
- 2) How to tell the differences between what the partners agreed to and what staff drafted
- 3) Recommend a CD for these kinds of documents in future

Public Comment

Sara Ellis, representing Nevada Realtors in the Basin suggested that public outreach be started prior to September.

No Action Required

VI. PLANNING MATTERS

- A) Discussion of TRPA and TMPO Draft Final 2004 Regional Transportation Plan

Richard Wiggins presented an update on the final draft of the 2004 TRPA Regional Transportation Plan. He had planned on an August adoption date, however with the amount of comments and lack of time to incorporate into a revised document He will be pushing out the adoption date of this document to possibly a September timeframe.

Member comments and concerns:

Suggested doing a strike out/underline on the document so they don't have to read the entire document again. The TMA and the North Tahoe Business

Association pointed out the O&D Study, they feel, is not adequate and they are having their own analysis done and will submit it to TRPA when complete. Member consensus is this should be brought back for discussion in the August and September meetings.

No Public Comment
No Action Required

B) Discussion of APC's role in the Regional Plan Update

John Hitchcock said that Staff is proposing two products to take to the Governing Board in June 2005. The first product is Recommended Regulatory Framework Design and the second product is a proposed Business Plan for Regional Plan Update. TRPA is asking the APC to assist us in these planning teams.

Member comments and concerns:

Members asked if there is need for a quorum at these meetings and whether this would be a subset of the APC and asked if there would be representatives from the public as well and how they will be selected. Members also felt that this was definitely worth the effort.

No Public Comment
No Action Required

VII. REPORTS

A. Executive Director

John Singlaub reported on actions taken by the Governing Board on APC recommendations.

- 1) Amendment of Plan Area Statement 094, Glenwood - approved
- 2) Glossary changes from April meeting - approved
- 3) Ponderosa Ranch update – David Duffield has purchased the ranch. He has a meeting with him July 15th and it looks like there are some opportunities for public acquisition of parts of the property. He will keep the APC updated on progress. Tahoe summit will still be held at the Ponderosa ranch on Aug. 5.

B. Legal Council Report

Jordan Kahn, Associate Legal Council reported on two active cases: 1) the Glenbrook Pier litigation – The court ruled that TRPA issued the permit properly, however they also ruled that the permittees cannot construct the pier because one of the permit conditions could not be met. This decision was appealed and TRPA is waiting for a ruling from the Ninth Circuit Court. 2) The scenic litigation – adoption of the 2001 threshold report and the shoreline scenic ordinance - The

District of Nevada granted TRPA's motion to dismiss the case, but the judge gave the committee the opportunity to file a new law suit on two limited grounds. One is an as applied takings claim and the second is concerning the need for an environmental impact statement. They attempted to re-file their initial lawsuit, which TRPA opposed and the judge agreed; but extended the period of time in which they can submit the new lawsuit.

C. APC Members

Mr. Harris and his daughter are participating in a scientific study of Lake Tahoe this summer. They are going out by boat collecting sediment samples in various marinas and related areas and these samples are being analyzed for accumulation of hydro-carbons and how that might have a long-term affect on Tahoe water quality.

VIII. ADJOURNMENT

Time: 10:45 a.m.

Respectfully submitted,

Judy Nikkel

Anyone wishing to listen to the tapes may call for an appointment at (775) 588-4547. In addition, written documents submitted at the meeting are available for review at the TRPA office, 128 Market Street, Stateline, Nevada.

TAHOE REGIONAL PLANNING AGENCY

128 Market Street
Stateline, Nevada
www.trpa.org

P.O. Box 5310
Stateline, Nevada 89449-5310

Phone: (775) 588-4547
Fax (775) 588-4527
Email: trpa@trpa.org

August 4, 2004

MEMORANDUM

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Plan Area Statement 110, South "Y", to Annex APN 32-191-05 from the General Area into Special Area #2.

Proposed Action: Amend Plan Area Statement 110, South "Y" to redraw the boundaries for Special Area #2 to incorporate APN 32-191-05.

Staff Recommendation: Staff recommends the APC conduct the public hearing as noticed and recommend approval to the Governing Board.

Background: TRPA originally received an application for the above referenced parcel to amend the general area of PAS 110, South "Y" to add "Residential Care" as a permissible use. Subsequent to the original application, the applicant, Sierra Recovery Center (SRC), represented by Midkiff and Associates, has amended their application to request that the subject parcel be annexed into Special Area #2 of the PAS. The applicant intends to develop a mixed-use project resulting in a mixed-use "Social Service Organization" and "Residential Care" facility. The two uses are permissible within Special Area #2, however, only "Social Service Organization" is permissible within the general area.

Residential Care facilities are defined in the Code of Ordinances as follows:

Residential Care: Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self care, but where medical care is not a major element. Including, but not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes.

Social Service Organizations are defined in the Code of Ordinances as follows:

Social Service Organizations: Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. Includes organizations soliciting funds to be used directly for these and

related services. Also includes establishments engaged in community improvement and neighborhood development.

PAS 110 has been designated as a preliminary community plan area by TRPA. As such, it is the last plan area in the City of South Lake Tahoe targeted for community plan development. For the past year, the City and TRPA have been working with the Tahoe Valley Community Plan team to develop the vision and context for this area. Briefly, community plan areas are locations throughout the basin thought to be the best suited for the concentration of commercial and tourist accommodation serving businesses. Community plans receive special site development incentives, such as additional coverage, aimed at incentivizing the concentration of commercial and tourist serving businesses. The Team has been meeting for about one year and anticipate the development of a draft Community Plan for this area within the next year; environmental analysis and approval will likely take another six-months to a year beyond draft document development. See Exhibit 1 for a graphic depiction of the PAS boundaries and existing mixture of land uses.

Discussion: The City of South Lake Tahoe has taken action on this amendment. The City Staff, the City Planning Commission (two members of five present for vote) and the Community Plan Team (11 of 13 members) all recommended denial of this application due to the inconsistency of the proposed use with the current land use provisions contained in the PAS. Additionally, the Community Plan Team has concluded the proposed use is inconsistent with the vision that has been established for the Tahoe Valley Community Plan. However, the City Council unanimously approved the amendment by compromising with the applicant to limit the ability of 'residential care' facilities to only occur on the subject parcel, not the entire general area, and only as a mixed-use project. This was done by amending the boundaries of the general and special area to include the subject parcel into Special Area #2, see Exhibit 2. The City further created special policies to be inserted into the PAS, these changes are reflected in the proposed amended PAS, Exhibit 3.

From a land use perspective, TRPA shares concerns expressed by the Community Plan Team, City Staff and Planning Commission. However, from an environmental perspective, TRPA sees no significant concerns and so defers to the City's decision for approval.

The risk to the larger community for not approving the amendment may eventually result in SRC closing their doors. Obviously, that would not be a situation anyone would desire. TRPA has been told that given the current economic times for non-profit entities and the ever increasing price of property in the Tahoe Basin, departure of SRC from the basin would be an inevitable conclusion to not having the amendment request approved.

TRPA Staff has not identified any potential negative environmental effects from this proposed action. Additionally, TRPA and SRC staff anticipate that many patrons and residents of the center will require public transit to get to and from the facility. Accordingly, there is a fixed-route transit stop within close proximity (within a 10 minute walk) to the subject parcel, in addition to the on-demand BlueGO service available on the south shore.

Effect on TRPA Staff Work Program: Staff does not anticipate a workload impact from the amendment request. If approved, the applicant will move forward with the City and TRPA in procuring the necessary permits for altering the structure and site to satisfy the needs of SRC and meet the development standards of the City and TRPA. TRPA is aware that the City will need to amend their rules concerning the conversion of a Tourist Accommodation use to a public service/residential use, however, this would not effect the TRPA.

Required Findings: The following findings must be made prior to adopting the proposed amendments:

A. Chapter 6 Findings:

1. Finding: The project is consistent with, and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code, and other TRPA plans and programs.

Rationale: The measures in place (Code of Ordinances, Rules of Procedure, EIP, BMP Retrofit, etc.) to assist the basin achieving its goal for threshold attainment will not be harmed by this amendment as they will still be in place and enforced throughout the Region.

2. Finding: That the project will not cause the environmental thresholds to be exceeded.

Rationale: As an amendment to a planning document (zoning) the action would not cause exceedence of the Environmental Threshold Carrying Capacities. Any resulting project from the amendment shall be required to meet all development standards which are in place to ensure achievement and maintenance of the threshold standards.

3. Finding: Wherever federal, state and local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(d) of the Compact, the project meets or exceeds such standards.

Rationale: Any resulting project from the amendment shall be required to meet all development standards, including air and water quality standards, which are in place to ensure achievement and maintenance of the threshold standards.

4. Finding: The Regional Plan and all of its elements, as implemented through the Code, Rules and other TRPA plans and programs, as amended, achieves and maintains the thresholds.

Rationale: As an amendment to a planning document (zoning) the action would not cause exceedence of the Environmental Threshold Carrying Capacities. Any resulting project from the amendment shall be required to meet all development standards which are in place to ensure achievement and maintenance of the threshold standards.

5. Finding: The Regional Plan, as amended, achieves and maintains the thresholds.

Rationale: The measures in place (Code of Ordinances, Rules of Procedure, EIP, BMP Retrofit, etc.) to assist the basin achieving its goal for

threshold attainment will not be harmed by this amendment as they will still be in place and enforced throughout the Region.

B. Chapter 13 Findings:

1. Finding: Prior to adopting any plan area amendment, TRPA must find the amendment is substantially consistent with the plan area designation criteria in Subsection 13.5.B and 13.5.C.

Rationale: PAS 110 is designated a commercial and public service plan area which has been designated to provide commercial and public services to the Region. "Residential Care Facilities" provide an essential public service to the local and regional population, albeit as a residential use. The extension of the residential care use into an area that is considered primarily commercial/public service can be considered consistent with the character of the neighborhood by virtue of the proposed resulting mixed use project. The rezoning will also allow a currently un-profitable tourist accommodation property to be made useful as a public service/residential care property.

The rezoning is in keeping with the Special Designations for Special Area #2, and allows the property to take advantage of the multi-residential incentive program, and preferred affordable housing area designations, without adding these designations to the entire plan area.

The rezoning is spatially close to the existing boundaries of Special Area #2. The parcel is approximately an acre in size and is located 0.23 miles, or 1,210 feet, from Special Area #2. TRPA has frequently created non-contiguous Special Areas, and has also created Special Areas of one parcel where appropriate. In fact, one-parcel special areas are not "spot-zoning" because of the suite of uses available within the Special Area. TRPA's zoning since 1987, as implemented via plan area statements and community plans, has always included a highly mixed-use approach, therefore this amendment is consistent with the public service/commercial neighborhood mixture.

Environmental Documentation: The applicant has completed and staff has reviewed the Initial Environmental Checklist for the proposed action. Staff recommends that a Finding of No Significant Effect (FONSE) be made based on the IEC, Chapter 6 and 13 findings and information contained in this Staff Summary and the project file.

Please contact Peter Eichar at (775) 588-4547, or recreation@trpa.org, if you have any questions regarding this agenda item.

Attachments: Attachment A – Implementing Ordinance 2004-____
Exhibit 1 – Existing Land Uses of PAS 110, South 'Y'
Exhibit 2 – Amended PAS boundaries
Exhibit 3 – Amended Plan Area Statement 110, South 'Y'

Exhibit 4 - Properties Considered by SRC

TAHOE REGIONAL PLANNING AGENCY
ORDINANCE 2004 –

AN ORDINANCE AMENDING ORDINANCE NO. 87-9, AS AMENDED, BY AMENDING THE REGIONAL PLAN OF THE TAHOE REGIONAL PLANNING AGENCY; AMENDING PLAN AREA STATEMENT 110 AND BOUNDARIES PERTAINING THERETO; AND AMENDMENING PLAN AREA STATEMENT MAP G-19; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

The Governing Board of the Tahoe Regional Planning Agency does ordain as follows:

Section 1.00

Findings

- 1.10 It is necessary and desirable to amend TRPA Ordinance 87-9, as amended, which ordinance relates to the Regional Plan of the Tahoe Regional Planning Agency (TRPA) by amending Plan Area Statement 110, South Y, and Plan Area Statement Map G-19, in order to further implement the Regional Plan pursuant to Article VI(a) and other applicable provisions of the Tahoe Regional Planning Compact.
- 1.20 These amendments have been determined not to have a significant effect on the environment, and are therefore exempt from the requirements of an environmental impact statement pursuant to Article VII of the Compact.
- 1.30 The Advisory Planning Commission (APC) has conducted a public hearing on the amendments and recommended adoption. The Governing Board has also conducted a noticed public hearing on the amendments. At those hearings, oral testimony and documentary evidence were received and considered.
- 1.40 Prior to the adoption of this ordinance, the Governing Board made the findings required by Chapter 6 of the Code and Article V(g) of the Compact,
- 1.50 The Governing Board finds that the amendments adopted here will continue to implement the Regional Plan, as amended, in a manner that achieves and maintains the adopted environmental threshold carrying capacities as required by Article V(c) of the Compact.
- 1.60 Each of the foregoing findings is supported by substantial evidence in the record.

Section 2.00 Amendment of Plan Area Statement 110, South Y

Subsection 6.10, subparagraph (2) of Ordinance No. 87-9, as amended, is hereby further amended to add Subparagraph () as follows:

6.10 Plan Document

- (2) Plan Area Statement for Plan Area 110, South Y, which statements are set forth in the document entitled: Regional Plan for the Lake Tahoe Basin, Plan Area Statements: Carson City, City of South Lake Tahoe, Douglas County, Placer County, Washoe County, Tahoe Regional Planning Agency, January 7, 1987, including the amendments to the Plan Area Statements as set forth in:

Added () for PAS 110, Exhibit 3, dated August 4, 2004, which attachment shall be incorporated into the Plan Area Document dated January 7, 1987, referred to in this ordinance.

Section 3.00 Amendment of Plan Overlays

Subsection 6.20, subparagraph (1) of Ordinance No. 87-9, as amended, is hereby further amended to add Subparagraph () as follows:

6.20 Plan Overlays

- (1) Plan Overlays at scales of 1"=400' and 1"=2000' (January 1987), including the amendments to the Plan Area Overlays as set forth in Exhibit A entitled Plan Area Statement Amendments, 2/25/87, which amendments shall be reflected in the Plan Area Overlays, dated January 1987.

Added () Relocate the boundary between Special Area #2 of Plan Area Statement 110, South Y on Overlay Map G-19 to include El Dorado County APN 032-191-05 in Special Area #2, as Shown on Exhibit 2, dated 8/4/04, which amendments shall be incorporated into the Plan Area Overlays dated January 1987.

Section 4.00 Interpretation and Severability

The provisions of this ordinance and the amendments to the Plan Area Statements adopted hereby shall be liberally construed to effect their purposes. If any section, clause, provision or portion thereof is declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance and the amendments to the Plan Area Statements shall not be affected thereby. For this purpose, the provisions of this ordinance and the amendments to the Plan Area Statements are hereby declared respectively severable.

Section 5.00 Effective Date

The provisions of this ordinance amending the South Y Plan Area Statement, 110 and Plan Overlay Map G-19 shall be effective 60 days after its adoption.

PASSED AND ADOPTED by the Governing Board of the Tahoe Regional Planning Agency at a regular meeting held August 25, 2004, by the following vote:

Ayes:

Nays:

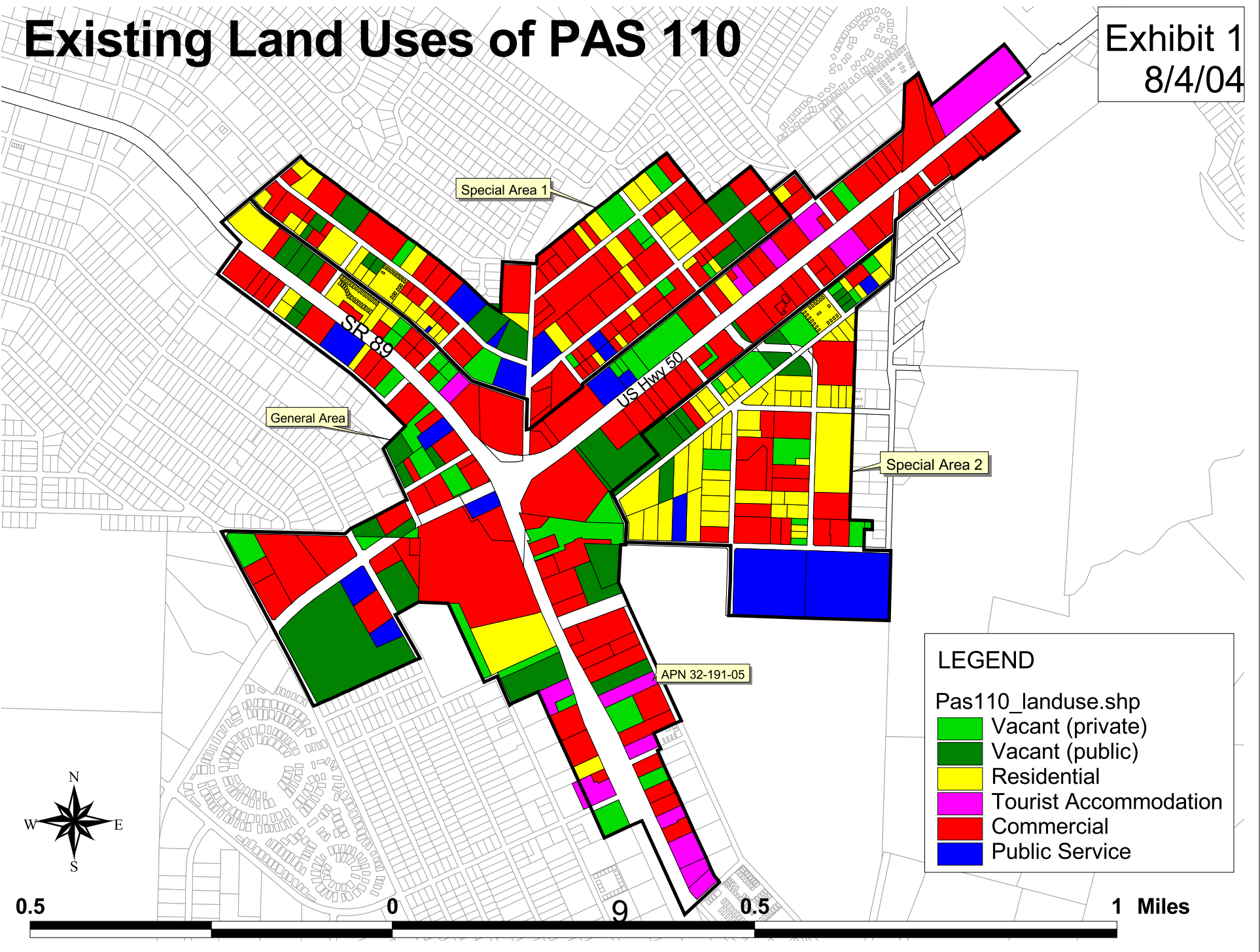
Abstentions:

Absent

David Solaro, Chairman
Tahoe Regional Planning Agency

Existing Land Uses of PAS 110

Exhibit 1
8/4/04



Special Area 1

General Area

Special Area 2

APN 32-191-05

LEGEND

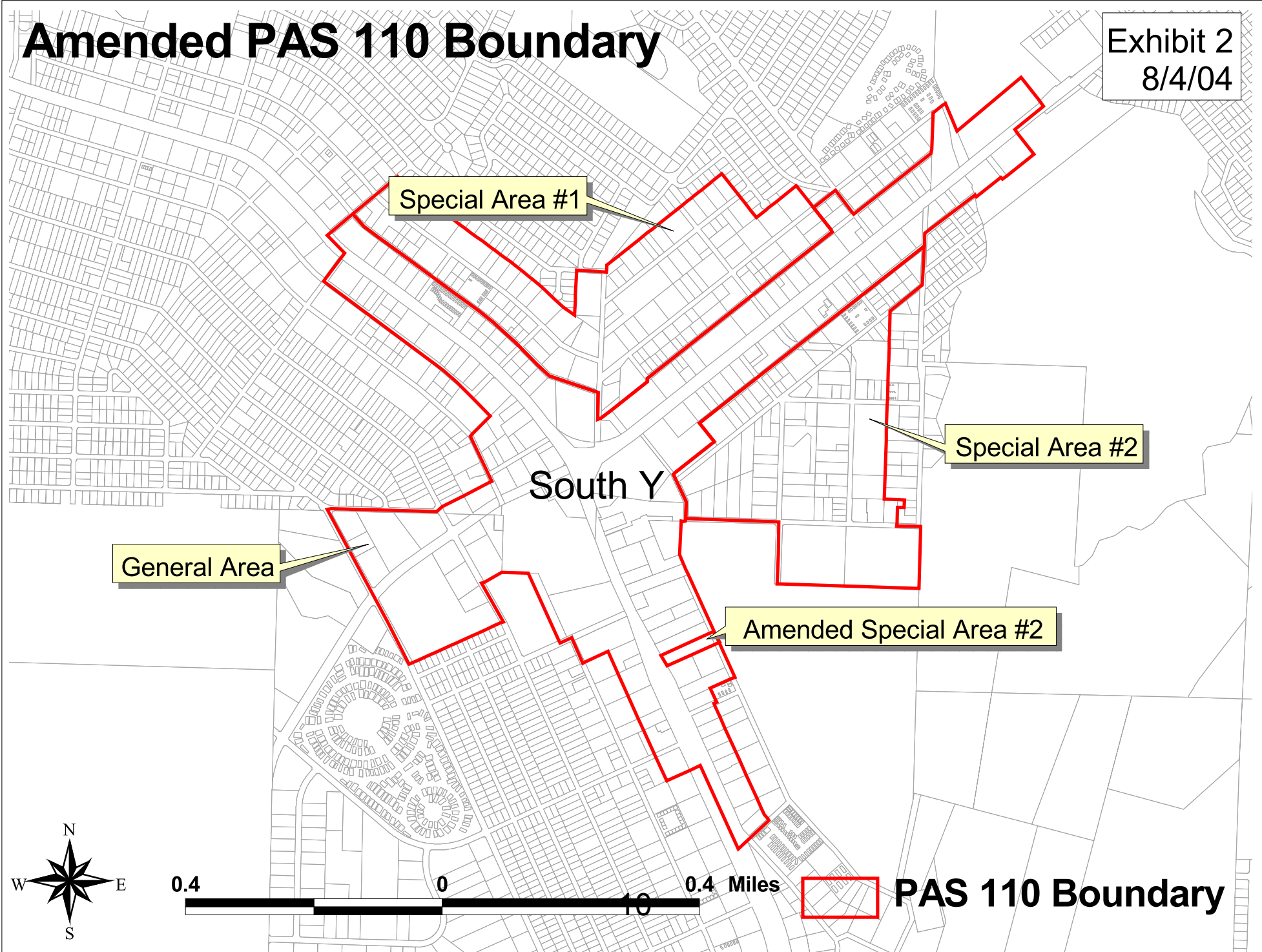
Pas110_landuse.shp

- Vacant (private)
- Vacant (public)
- Residential
- Tourist Accommodation
- Commercial
- Public Service



Amended PAS 110 Boundary

Exhibit 2
8/4/04



General Area

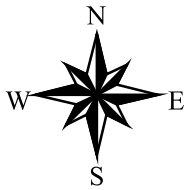
Special Area #1

Special Area #2

Amended Special Area #2

South Y

0.4 Miles PAS 110 Boundary



110 SOUTH "Y"

PLAN DESIGNATION:

Land Use Classification	COMMERCIAL/PUBLIC SERVICE
Management Strategy	REDIRECTION
Special Designation	PRELIMINARY COMMUNITY PLAN AREA
	TDR RECEIVING AREA FOR:
	1. Existing Development
	2. Multi-Residential Units (Special Area #2 Only)
	PREFERRED AFFORDABLE HOUSING AREA
	MULTI-RESIDENTIAL INCENTIVE PROGRAM (Special Area #2 Only)
	SCENIC RESTORATION AREA

DESCRIPTION:

Location: This is the commercial area around the Highway 50 - Highway 89 intersection in South Lake Tahoe. This area is located on TRPA maps G-18, G-19, F-18, and F-19.

Existing Uses: The area is a mixture of commercial, tourist, residential and public service uses. The area is 80 percent built out.

Existing Environment: The area is classified as 65 percent low hazard, ten percent moderate hazard and 25 percent SEZ. The land coverage is 55 percent with an additional 20 percent disturbed.

PLANNING STATEMENT: This area should continue to be a regional commercial area but should be redirected for more efficient use.

PLANNING CONSIDERATIONS:

1. The area experiences traffic congestion during peak periods.
2. Scenic Roadway Units 1 and 35 are in this area and are targeted for scenic restoration as required by the scenic threshold.
3. There are access and parking problems along Highways 50 and 89.
4. There are flooding and SEZ encroachment problems.

- 5. There are occasional noise and odor complaints directed at the refuse company.
- 6. Barton Hospital operates a waste incinerator and gas-fired boiler.
- 7. The northern portion of this area is in need of additional fire hydrants and water mains.

SPECIAL POLICIES:

- 1. A community plan is the preferred method of guiding new development.
- 2. A community/redevelopment plan should emphasize commercial activity centers, transit-oriented services, multi-family housing, and SEZ restoration.
- 3. Uses incompatible with the scenic restoration plan should be encouraged to relocate off of Highways 50 and 89.
- 4. Properties in Special Area #1 should be considered a preferred area for industrial type uses. Properties in Special Area #2 should be considered a preferred area for multi-residential, professional offices and hospital-related uses.
- 5. The TRPA and the City of South Lake Tahoe Redevelopment Agency will evaluate all or portions of this Plan Area for a Special Designation as Eligible for Redevelopment Plans after substantial progress has been made toward implementation of the redevelopment plan in PAS 089, 091 and 092.
- 6. Light industrial, wholesale/storage and other similar uses should be located in the industrial area north of the "Y" (Special Area #1) and residential and medical uses should be located by Barton Hospital (Special Area #2).
- 7. Senior citizen housing should be encouraged in this area.
- 8. Should the smaller, discontinuous portion of Special Area #2 be proposed for a residential use, that use must be mixed with a public service use. In addition, it may not be a 'low effective mobility occupancy' because such occupancies are restricted by the safety zones of the Lake Tahoe Airport's Comprehensive Land Use Plan.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area (except as noted in Special Areas #1 and #2).

Residential	Employee housing (S) and multiple family dwelling (S).
Tourist Accommodation	Bed and breakfast facilities (A), hotel, motels Accommodation and other transient dwelling units (A), and timeshare (hotel/motel design) (S).
Commercial	Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise

stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S) service stations (A), amusements and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), animal husbandry services (S), broadcasting studios (A), business support services (A), contract construction services (S), financial services (A), health care services (A), laundries and dry cleaning plant (S), personal services (A), professional offices (A), repair services (A), sales lots (S), schools - business and vocational (S), secondary storage (S), printing and publishing (S), small scale manufacturing (S), vehicle storage and parking (S), and warehousing (S).

Public Service

Churches (A), cultural facilities (A), day care centers/pre-schools (A), government offices (A), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), public utility centers (S), regional public health and safety facilities (S), schools - kindergarten through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).

Recreation

Day use areas (A), participant sports facilities (S), outdoor recreation concessions (S), riding and hiking trails (S), and visitor information center (S).

Resource Management

Reforestation (A), sanitation salvage cut (A), thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

Special Area #1: The following list of permissible uses is applicable in Special Area #1.

Residential

Mobile home dwelling (S).

Commercial

Auto, mobile home and vehicle dealers (A), building materials and hardware (A), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (A), service stations (A), animal husbandry services (A), auto repair and service (A), broadcasting studios (A), business support services (A), contract construction services (A), financial services (A), health care services (A), laundries and dry cleaning plant

(A), personal services (A), professional offices (A), repair services (A), sales lots (A), schools - business and vocational (S), secondary storage (A), food and kindred products (A), fuel and ice dealers (A), industrial services (A), industrial services (A), printing and publishing (A), small scale manufacturing (A), storage yards (A), vehicle and freight terminals (A), vehicle storage and parking (A), warehousing (A), and wholesale and distribution (A).

Public Service

Churches (S), collection stations (A), cultural facilities (A), day care centers/pre-schools (A), government offices (S), local assembly and entertainment (S), local post office (A), local public health and safety facilities (A), membership organizations (S), public utility centers (A), regional public health and safety facilities (S), social service organizations (S), pipelines and power transmission (A), transit stations and terminals (A), transportation routes (S), and transmission and receiving facilities (A).

Recreation

Day use areas (A) and participant sports facilities (S).

Resource Management

Same as General List.

Special Area #2: The following list of permissible uses is applicable in Special Area #2.

Residential

Employee housing (A), mobile home dwelling (S), multiple family dwelling (A), multi-person dwelling (A), nursing and personal care (A), residential care (A), and single family dwelling (S).

Tourist Accommodation

Bed and breakfast facilities (S).

Commercial

Nursery (S), animal husbandry services (S), health care services (A), professional offices (A), schools - business and vocational (S), secondary storage (S), and vehicle storage and parking (S).

Public Service

Airfields, landing strips and heliports (new non-emergency sites prohibited) (S), churches (S), cultural facilities (S), day care centers/pre-schools (A), government offices (S), hospitals (A), local assembly and entertainment (S), local post office (A), local public health and safety facilities (A), membership organizations (S), schools - kindergarten through secondary (S), social service organizations (S), pipelines and power transmission (S), transit stations and terminals (S), and transportation routes (S).

Recreation

Day use areas (S), recreation center (S), and participant sports facilities (S).

Resource Management

Same as General List.

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling	15 units per acre
Mobile Home Dwelling	8 units per acre
Multi-Person Dwelling	25 people per acre
Nursing and Personal Care	25 people per acre
Residential Care	25 people per acre
Employee Housing	As per limitations above
Tourist Accommodation	
Bed and Breakfast	10 units per acre
Hotel, Motel and Other Transient Units	
• with less than 10% of units with kitchens	40 units per acre
• with 10% or more units with kitchens	15 units per acre
Timeshare	As per the limitations set forth in this table

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 65 except for Special Area #2 which is 55 CNEL. The maximum community noise equivalent level for the Highway 89 and 50 corridors is 65 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time.

SUMMER DAY USES **0 PAOT** WINTER DAY USES **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented.[§]

[§] Amended 5/22/02

Sites Considered By SRC

Lake Tahoe

Exhibit 4
8/4/04

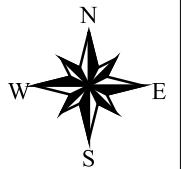
Tahoe Keys




Ski Run

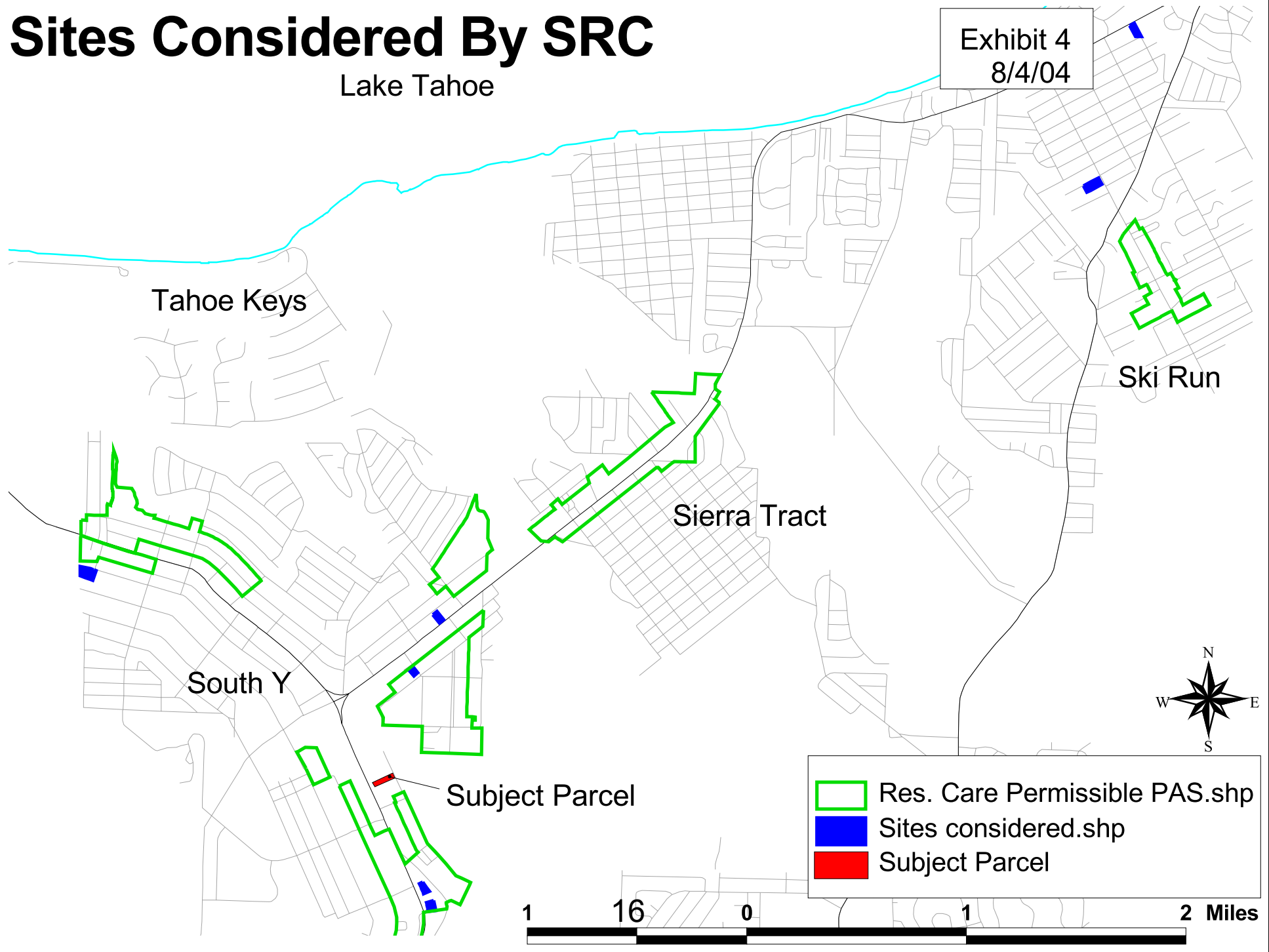
Sierra Tract

South Y

Subject Parcel



-  Res. Care Permissible PAS.shp
-  Sites considered.shp
-  Subject Parcel



TAHOE REGIONAL PLANNING AGENCY

128 Market Street
Stateline, Nevada
www.trpa.org

P.O.Box 5310
Stateline, NV 89449-5310

(775) 588-4547
Fax (775) 588-4527
Email: trpa@trpa.org

MEMORANDUM

July 29, 2004

To: TRPA Advisory Planning Commission (APC)

From: Kathy Canfield, Project Review Division

Subject: Agenda Item VI.A, Tahoe City Public Utility District, Lakeside Trail Phase IV, APN 94-070-13, 94-090-14, 15, 16 & 17, TRPA File Number 20040263

The above-referenced project application is anticipated to be acted upon at the August 2004 Governing Board meeting. This is an application for which an Environmental Impact Statement (EIS) was previously prepared. When the EIS was reviewed for certification at the July 1999 APC meeting, the APC requested to see the project applications in the future.

This project application is for Phase IV of the Lakeside Trail. This project proposes the installation of the trail from the north end of Commons Beach to Grove Street in Tahoe City. The first section of trail will be a 10-foot wide paved path for approximately 287 lineal feet, then connecting to a 13-foot wide raised boardwalk for approximately 240 lineal feet, then connecting to a 10-foot wide interlocking pavers trail for approximately 88 lineal feet to the base of Grove Street. A detailed project description and project plan reductions are attached. In addition, since the time the plans were developed, a proposed overlook located in approximately the middle of the proposed trail has been eliminated.

As requested by the APC, staff will seek APC member comments on the proposal at the APC meeting. Comments will be related to the Governing Board in the Governing Board staff summary.

Attached are plan reductions of the proposed project. A staff report will be completed for the Governing Board hearing.

If you should have any questions, please contact Kathy Canfield at (775) 588-4547, or kcanfield@trpa.org.

LAKESIDE TRAIL PHASE IV PROJECT DESCRIPTION

PROPOSED PROJECT

The Lakeside Trail Phase IV is a multi-use trail proposed by the Tahoe City Public Utility District (TCPUD). The Phase IV project begins at the terminus of the Lakeside Trail Phase III, at Commons Beach, and terminates at a connection to Grove Street in Tahoe City. Phase IV is a segment of the Lakeside Trail Intertie Project intended to connect the existing trails that terminate at the entry points of Tahoe City. Phase IV would provide the following features:

- A connection to Grove Street from the terminus of the Phase III trail at Commons Beach.
- Filtered views of Lake Tahoe.
- Access to downtown commercial areas including shopping and restaurants.
- Historical interpretation of the two historical sites known as Swallow's Bank Washoe Site and Lake Tahoe Railway and Transportation Company Linear Site.
- Access to Phase III Commons Beach that includes restroom facilities, picnic areas, parking lot access, and beach access.
- Bank stabilization, restoration, and revegetation.
- BMP features to protect water quality

The proposed Lakeside Trail Phase IV segment is approximately 615 linear feet and is located within the following parcels of land:

- APN 094-070-13 - TCPUD/Placer County - Commons Beach
- APN 094-090-17 - TCPUD - Watson Cabin
- APN 094-090-16 & 15 - Placer County
- APN 094-090-14 - Lakehouse Mall Property Management Inc.
- Grove Street Right-of-Way

The trail is comprised of three main segments. The first segment consists of a 10' wide AC paved Class 1 trail beginning at the terminus of the Phase III path at Commons Beach and continues for approximately 287 feet. This segment requires realignment of approximately 47 feet of the existing trail at the base of the stairway from Highway 28 to Commons Beach in order to facilitate a safe merger of the trail and stairway. This junction area will be constructed with interlocking pavers and widened to facilitate this safe transition. This trail segment includes a 2' shoulder on both sides of the trail and an infiltration trench along the uphill side of the trail. This trench provides for the transport and infiltration of stormwater runoff to the proposed treatment area located underneath the boardwalk area.

LAKESIDE TRAIL PHASE IV PROJECT DESCRIPTION

The second section of the trail consists of a raised 13' wide boardwalk with low curb rails for approximately 240 feet. The boardwalk alignment requires grading and clearing for installation. The boardwalk will be no more than 30" above the existing grade to maintain Class 1 trail standards. The boardwalk design, including footings and materials, is still being developed, as it is dependent upon the results of the geotechnical investigation. This trail segment also proposes a safety pullout and interpretive area for Swallows Bank consisting of pavers, a stone seatwall and interpretive panels. This segment will be a "walk bike" area due to safety and congestion concerns.

The final section of the trail will be approximately 88 feet of a Class 1 trail consisting of interlocking pavers and a 30" open railing. This segment of trail will be 10' wide. The trail will have a 24" retaining wall on the lakeside and a 24" stone seat wall on the uphill side. This segment will terminate at a concrete staircase with stonewalls leading to Grove Street. This segment will also be a "walk bike" area due to congestion concerns. A vegetated swale will be located on the uphill side of the trail to provide for the transport and infiltration of stormwater runoff from the uphill slope to the proposed treatment area located underneath the boardwalk area. Stormwater runoff from the trail will be collected by a trench drain on the south side of the trail and directed to the proposed treatment area located underneath the boardwalk area

The project also proposes bank stabilization along Lake Tahoe and revegetation of existing and proposed disturbance. The project disturbance is anticipated to be a 20' to 25' swath along the 615 lineal feet of trail alignment, or approximately 15,400 square feet. The project will also clean up existing trash and vegetation within the project area. As the majority of the trail alignment is proposed in the Backshore zone, restoration will be performed as required by TRPA and Lahontan at 1:5 to 1. Landscaping is proposed along both sides of the trail to screen the trail from the lake and to restore existing and proposed disturbance.

As required by Lahontan and Placer County appropriate project BMPs will be installed. This includes an infiltration trench, trench drain, vegetated swale, erosion control fencing, tree protection, and gravel bag check dams. Drainage features will be designed to treat the 20-year, 1-hour storm as required by the permitting agencies.



Tahoe
Metropolitan
Planning
Organization

P.O. Box 5310
128 Market Street
Stateline, Nevada 89449
(775) 588-4547 ♦ Fax (775) 588-4527

August 3, 2004

To: Advisory Planning Commission
From: TRPA Staff
Subject: Review and Discussion Regarding the Final Draft Lake Tahoe Basin
Regional Transportation Plan 2004 - 2027

Action Requested: None at this time. Staff will provide a review of the document and be available to answer questions.

Discussion: The Transportation Division has completed the Final Draft Lake Tahoe Basin Regional Transportation Plan 2004 - 2027 (2004 RTP). This document reflects comments received from the draft RTP distributed for public review in June, 2004. A copy of the document will be mailed to you prior to the APC meeting, but additional copies will be available at the meeting.

The 30-day comment period for review of the Final Draft begins on August 9, 2004, and will close at the end of the business day on September 7, 2004. The final plan will be submitted to both the APC at the September 8 meeting and to the Tahoe Transportation Commission at their September 10 meeting for consideration of a recommendation, before being submitted for approval to the TRPA Governing Board and the Tahoe Metropolitan Planning Organization (TMPO) on September 22, 2004.

Please contact Kristine Bunnell at (775) 588-4547, extension 289 if you have any questions or comments.